Energy performance certificate (EPC)

232 Almond Brook Road Standish WIGAN WN6 0SS	Energy rating **B**	Valid until:	**3 July 2036**
		Certificate number:	**5010-2945-3045-1346-9767**

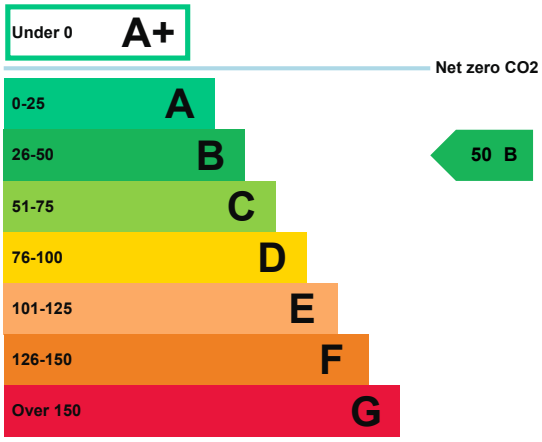
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	169 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

128 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	81.6
Primary energy use (kWh/m2 per year)	520

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2256-7940-0744-3643-8589).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Neil Austin - 07774 454454
Telephone	01253486919
Email	neil.austin@ener-services.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2026
Date of certificate	4 July 2026